

STROMER REALTY COMPANY OF CALIFORNIA



68.9 ACRES
Almond Orchard & House
10266 N. Butte Road
Live Oak, Ca 95953
Lic. 01050665



The information contained in this brochure is from reliable sources and is believed to be correct, but is NOT guaranteed.

591 Colusa Ave., Yuba City, CA 95991 | 530.671.2770 | www.stromerrealty.com

Stromer Realty**Logan Taylor | DRE #02062799****530.701.2680 (m)****logan@stromerrealty.com****United Real Estate & Mortgage****Manraj Sangha | DRE #02128704****530.301.7347 (m)****sanghasells@gmail.com****ALMOND ORCHARD**

- 22.5 Acres
 - 2nd Leaf
 - Independence on SG-1
- 21.5 Acres
 - 4th Leaf
 - Independence on Atlas
- 60hp Well
 - 250' Deep
 - 1000 GPM
 - 185 TDM
 - Used for both orchards
 - Irrigates in one set

CUSTOM HOME

- 4.6 Acres
- Built 4 Years Ago
 - 4209 Sq.Ft. Home
 - 3 Bed
 - 3.5 Bath
 - 2091 Sq.Ft. Garage
- 15 Acres
 - Wooded Area in the Sutter Buttes
- 5.3 Acres
 - Roads, Ditches, Pond, and Staging Area

This exceptional property is located at 10266 North Butte Road in Live Oak, California, with convenient ingress and egress directly from North Butte Road. Parcel 1 features 22.5 acres of 2nd-leaf Independence almonds on SG-1 rootstock, 21.5 acres of 4th-leaf Independence almonds on Atlas rootstock, 15 acres of natural wooded terrain within the Sutter Buttes, and 5.3 acres dedicated to roads, ditches, a pond, and a staging area. Parcel 2 includes 4.6 acres with a stunning 4,209± square foot home offering three bedrooms and three and a half bathrooms, along with a 2,091± square foot garage/shop with an additional bathroom, all constructed approximately four years ago. Water is supplied by a high-capacity irrigation well installed in 2021 by Valley Pump, equipped with a 60-horsepower variable speed motor, 16-inch casing, and producing 1,000 gallons per minute at 185 total dynamic head—capable of irrigating both parcels efficiently in a single set.

PRICE: \$2,856,000

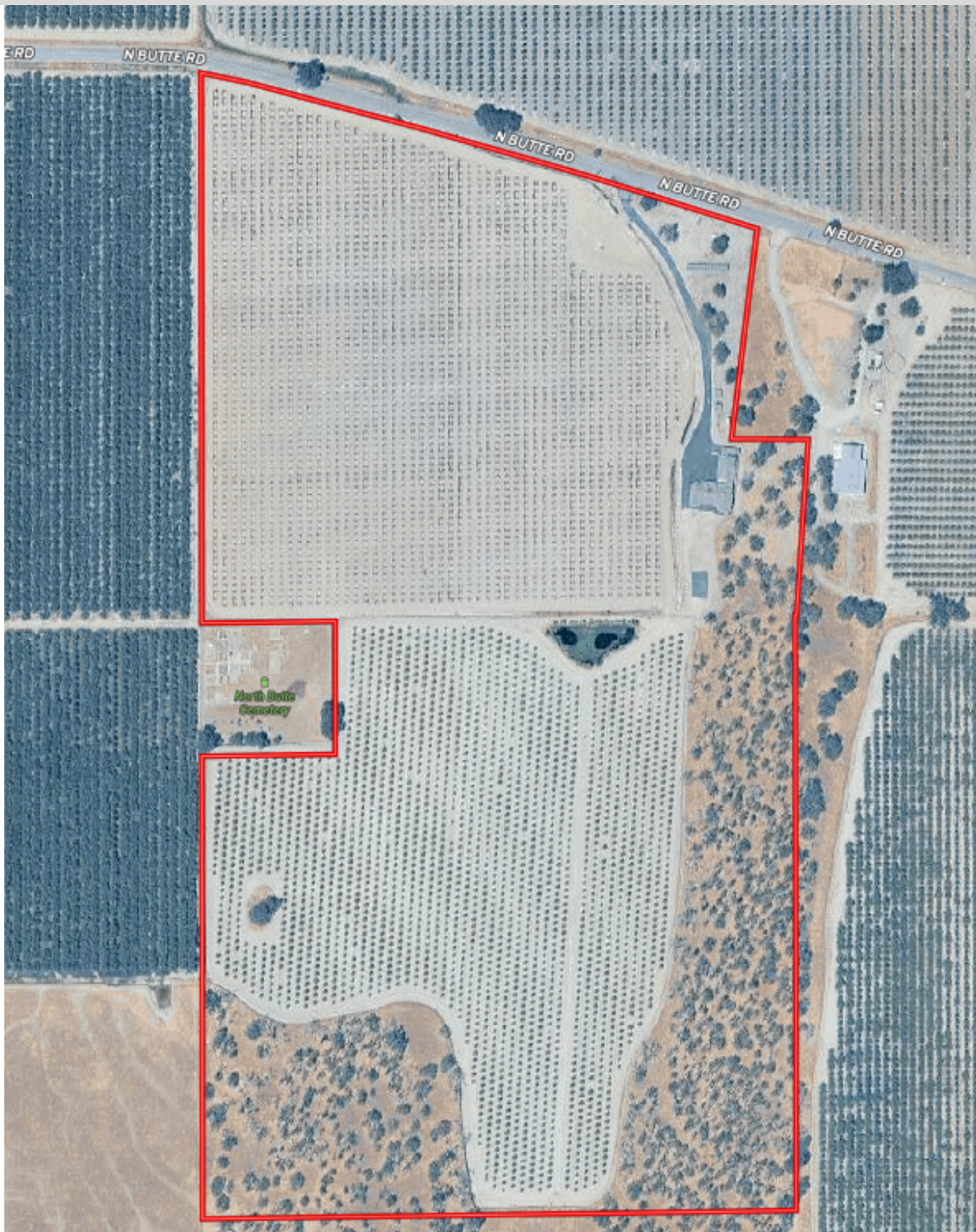
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Map unit symbol	Map unit name	Rating	Component name (percent)	Acres in AOI	Percent of AOI
150	Olashes sandy loam, 0 to 2 percent slopes	Grade 1 - Excellent	Olashes, sandy loam (85%)	48.1	70.9%
157	Palls-Stohman stony loams, cool, 9 to 30 percent slopes	Grade 4 - Poor	Palls, stony sandy loam, cool (41%)	19.8	29.1%
			Stohman, stony sandy loam (39%)		
Totals for Area of Interest				67.9	100.0%

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